



Spring 2026

THE LINMERE TIMES

WHAT'S HAPPENING AT LINMERE THIS SPRING

Spring is a busy time across the development, with activity across a number of housebuilders.

Phase One Surfacing

You'll find lots of work going on across the development this Spring, including the footpath surfacing works across Phase One. This will cover all roads and pavements directly under Linmere management. Roads and pavements which still belong to housebuilders will not be completed in this round of works. However, housebuilders work to their own schedules, and we will share the details when we have them.

Huckett Street opening

We're also looking forward to the opening of Huckett Street which, once opened, will provide an important walking connection from Phase One to Lidl, on Phase Two. We know many residents have been waiting for this connection to open up, so we look forward to marking this milestone and sharing the news on our social media.

Oasis Park

As we approach the start of Spring 2026, we'll be opening the new Oasis Park (*pictured above*) on the edges of Phase 3a. This will become a popular destination for younger residents, and families, just south of Lidl, and we'll be inviting the local council, and other dignitaries, to join us in 'cutting the ribbon', once the park is ready to open. Look out for news on this.

New Jo Bus Services

Grant Palmer, who operate the Jo Bus around Linmere, are extending their connections with a second route, starting on the Woodside Link, and routing through Parkside Drive, before joining Sundon Road to connect to the busway. This will provide a key route for those travelling to the Lidl distribution centre and residents around Houghton Regis wanting to enjoy the benefits of Jo

Bus's speedy connection to the Luton Interchange. The new service will start from 23rd February 2026.

Looking ahead to Summer 2026

The new Silver Birch Park, located next to Thornhill School and Packaged Living's Fernlow development, is due to open in time for this summer. This is planned to be joined by the opening of the new Neighbourhood Centre, which will include a Co-op convenience store, and what will become the central hub of Phase One. Combined, these will have a transformative impact for everyone living in Linmere, with new green spaces to enjoy and more retail choices, close to everyone's doorstep.

Look out for news on our social media channels, particularly our Linmere Life residents' page on Facebook. 2026 is going to be remarkable year, for everyone living in Linmere.

FITNESS CLASSES AT THE FARMSTEAD

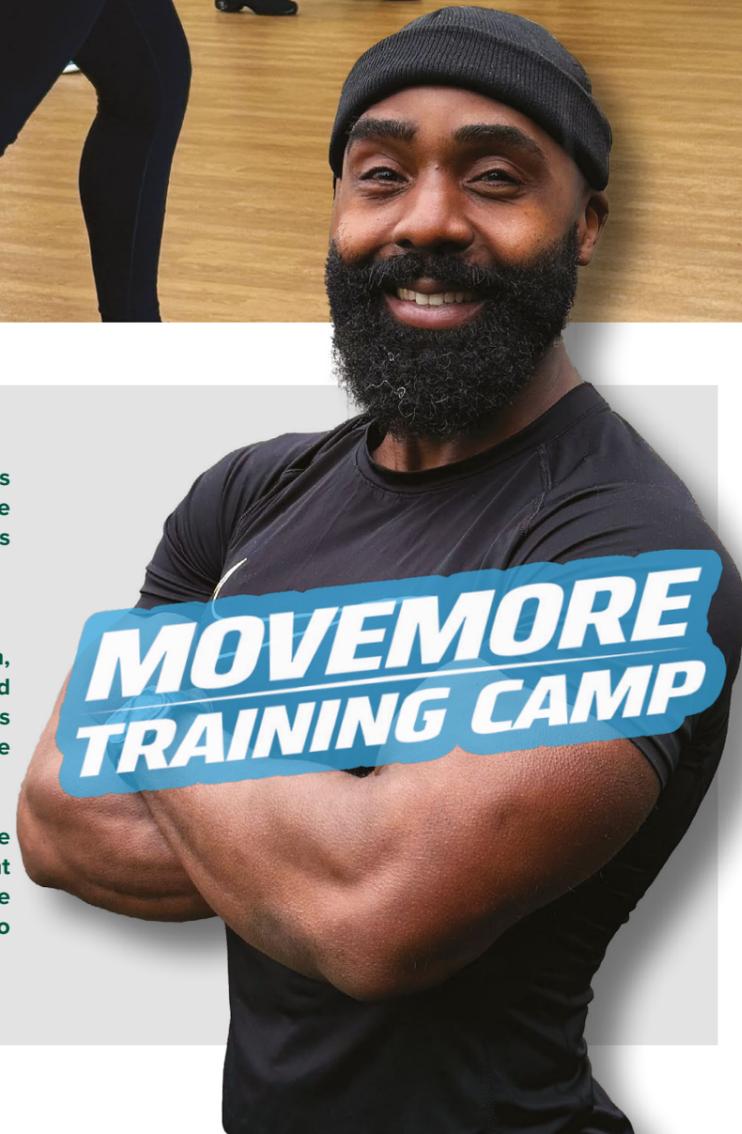


At The Farmstead, we enjoyed a Class Makers' Showcase at the end of January – with every regular class maker offering a free session for residents to come and try their classes and inspire us on our journey towards any fitness goals. It was a successful event, attended by lots of residents and neighbours, many of whom signed on for new classes on the regular schedule. Details of our regular classes, hosted at The Farmstead throughout the week, are listed on the back of this newsletter.

Exciting things are happening at **ROAM Café** too. The venue continues to grow in popularity, with more and more customers discovering the excellent coffee, refreshments and food. To get ready for Spring, the team will be launching a delicious new menu, including a new range of Focaccia Melts. Pop over and taste them for yourselves, you won't be disappointed!

Finally, the **Cycling Hub** is gearing up for the Spring season, with 'Learn to Ride' classes for adults and children opening up, along with plans for maintenance workshops and building new connections with local cycling groups, to invite them on their rides to meet the team and grab some refreshments from ROAM. Don't forget... Linmere residents can enjoy 15% off cycling products and the various courses on offer*.

*Proof of a Linmere address will be required.



FITNESS CAMPS ARE BACK!

For those looking to improve their health, build confidence through movement, or simply find a motivating place to start, we're excited to introduce **MoveMore Training Camps** at Linmere. MoveMore Training Camps are built around a core mantra: **Start where you are. Get better over time.**

One-hour coached sessions run at 6pm on Mondays and Wednesdays, launching at the Farmstead in March, with park-based sessions beginning in April.

Sessions are led by Scott Taylor; a highly-experienced coach, helping anyone, of any ability, improve movement, build sustainable habits and progress through scalable training.

Whether you're taking your first steps into exercise or looking to challenge yourself further – This is for you. **We caught up with Scott at the Class Makers' Showcase recently, to run through a quick Q&A on these new sessions.**

Q: What level of fitness is required from participants?
Every exercise can be scaled up or down, ensuring beginners feel safe and supported, while those more experienced are still challenged. The aim is simple: everyone progresses from their own starting point.

Q: What areas of fitness will you focus on?
Sessions focus on cardiovascular fitness, strength, movement-quality and endurance. Training is delivered in short, structured blocks with recovery built in. This allows participants to work at an intensity that suits them, while gradually improving week by week.

Scott added: Training alongside others helps improve motivation. Clear coaching, a supportive environment and shared energy, ensure that participants will leave sessions feeling challenged, energised and confident to demand more from themselves next time.

MOVEMORE TRAINING CAMP

NEWS FROM THE DEVELOPMENT

BIGGER, BETTER AND CLEANER JO BUS LAUNCHES



We're pleased to share that Grant Palmer, who operate the JO Bus across the development, are extending the service, in both timings and routes.

Operating new Volvo single-decker buses, with low-entry access and better fuel efficiency, a new route will loop up to Lidl and the Woodside Link, adding a number of new stops through Parkside, before connecting up to the busway into Luton Interchange.

To celebrate the extended hours the JO bus team will be offering a free breakfast to morning passengers boarding the bus at development stops, on 23rd and 24th February. To find out more about the new routes, timetables and new stops, scan the QR Code.

DOWNLOAD THE
TIMETABLE



PACKAGED LIVING OPENS SHOWHOME ON PHASE ONE

Packaged Living, a leading sustainable living specialist spanning investment, development and operations of build-to-rent homes, has unveiled its show home at Fernlow, located in the heart of Linmere Phase One.

Fernlow offers 189 new homes comprised of two, three and four bedroom properties, all created with a strong focus on sustainability and long-term energy efficiency. Selected homes will include solar panels, high-performance insulation, air source heat pumps, helping to reduce energy use and keep running costs affordable.



Fernlow AT LINMERE



New homes available to rent

Thoughtfully designed 2, 3 and 4 bedroom homes, available to rent in Linmere.

GET IN TOUCH
Visit fernlow-linmere.co.uk
or call 0300 124 6768



Follow us
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NEWS FROM HOUGHTON REGIS

HOUGHTON REGIS DOCUMENTARY RELEASED

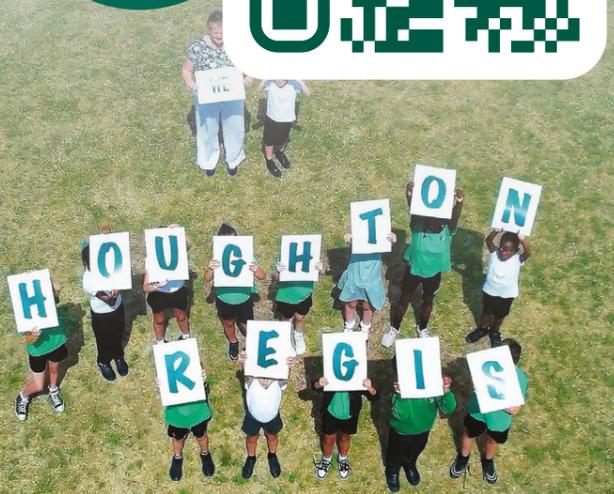
A new documentary, charting life in Houghton Regis, has been released by Houghton Regis Town Council. The 25 minute film explores some of the extraordinary history of the town, including the town's role in the historic D-Day Landings, as well as life in the town today, as it prepares for an exciting future.

Ian Haynes, who commissioned the film on behalf of Houghton Regis Town Council, commented:

"I'm incredibly proud to share that our new short film, "Houghton Regis – A Story Told by its People", has now been officially released on our YouTube channel.

This project has been a real labour of love – capturing the voices, stories, and spirit of our community in a way that truly reflects what makes Houghton Regis such a special place."

The film is viewable on YouTube, through Houghton Regis Town Council's account. You can use the QR Code to connect you directly.



NEW COMMUNITY SPACE AT ALL SAINTS VIEW

A brand new community space is opening in Unit 1 at the All Saints View Development, Houghton Regis.

Located right in the heart of Houghton Regis, this space will be transformed into an ambitious multifunctional community venue, designed to benefit residents, young people, and local partners.

The facility will create a fully inclusive council chamber accessible to all, to bring decision-making to the heart of our community



Furthermore, this will also provide a vibrant venue where community groups, stakeholders, and service providers can deliver activities and services for our community, to bolster community cohesion and inclusion.

While the official name of this amazing initiative is still to be confirmed, this is a clear ambition to foster inclusion, collaboration, and community spirit in Houghton Regis.

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EASTER EGG HUNT IN THE PARK

The ever-popular Free Easter Egg Hunt will be back at Houghton Hall Park on Saturday 28th March from 10am to 2pm. The event will include an Easter Trail, stalls and activities, and there is no need to book!

For more details, please check out the Houghton Hall Park Facebook page.

Details regarding Easter End of Term activities in April, will also be available soon! For more details please check out the Houghton Regis Town Council and Houghton Hall Park Facebook pages!

LINMERE ANNUAL RESIDENTS' SURVEY 2026

It's that time of year to hear your opinions on living at Linmere.

Every year, the Linmere team runs a survey to collect residents' thoughts on living at the development. We use this information to better understand if we're meeting expectations of the community. The findings help inform relationships with delivery partners, and help us plan activities and events across the development too. The survey will take no longer than 5 minutes and gives you a chance to have your say on life at Linmere.

Your opinions really count and we want you to share them!

Scan the QR code below to complete the survey and everyone who takes part will be entered into a draw for a £100 ROAM Café Bistro Voucher.

Terms and conditions apply, which can be found on Linmere.com. Survey closes 8th March 2026.



2025 FEEDBACK ACTIONED

More sports and fitness activities around Linmere

We launched a Family Bootcamp, and hosted a children's fitness summer sports camp



Cycling identified as one of the top leisure activities enjoyed by residents

We opened the Linmere Cycling Hub, providing more cycling opportunities for everyone locally



You asked for more crafts activities for children and families

Land Trust ran a number of nature craft sessions and soft play took place in ALL school holidays



You asked for more communication about development updates

We provide regular updates through newsletters, social media, whilst supporting our Community Forum



You asked for more investment in public transport connections

We welcomed the launch of the "L" Bus Service, with increased Jo Bus services, now 7 days per week



2026 RESIDENTS SURVEY

FARMSTEAD CLASS SCHEDULE

CLASSES IN THE FARMSTEAD

Sunday

9:40 – 10:20am Socatots with Charley ages 1 – 3

Contact: mklb@socatots.co.uk

10:20 – 11:05am Socatots with Charley ages 3 – 5

Contact: mklb@socatots.co.uk



Monday

10 – 10:40am Socatots with Josh Winstanley

Contact: mklb@socatots.co.uk

6 – 7pm MoveMore Training with Scott

Contact: scott.taylor1981@googlemail.com

7 – 8pm Kick, Box & Burn with Emma Sier

Contact: emma.sier@hotmail.com

8:15 – 9:15pm Balance & Breathe with Shelley

Contact: shelley.whitney@icloud.com



Tuesday

4:30 – 7:30pm A fantastic choice of Children's Dance, Junior Acro / Musical Theatre hosted by PA Collective

For all classes, please contact: contact@pacollective.co.uk



Wednesday

6 – 7pm MoveMore Training with Scott

Contact: scott.taylor1981@googlemail.com

7 – 8pm Zumba with Helen Collier

Contact: helencollier@aol.com



Thursday

7 – 8pm FitSteps with Louise

Contact: dancefitwithlouise@btinternet.com

7 – 8pm Buskerteers Choir

Contact: admin@busketeerschoir.com